

LOUTH COUNTY DEVELOPMENT PLAN 2021-2027

# COLLON

Volume 2  
Small Towns and Villages

## 8. Collon

### 8.1 Context/ Character

Collon is located at a crossroads on the N2, the national route connection Derry with Dublin, some 12 kilometres north west of Drogheda and 11 kilometres south of Ardee. The village is set in a natural scenic landscape, which is designated as an Area of High Scenic Quality (AHSQ). The River Mattock to the south of the village centre was the source of water power, which led to the development of Collon as a model industrial village.

The earlier buildings are located at the southern end of the village, towards the valley, whereas the model village was created at the crossroads. The village green, designed for an open-air market, is set back from the main street.

The direction of growth has been predominantly to the east of the N2, along the routes to Drogheda and Tinure. More recent developments, which include the Cloisters, Oriel Heights, Mellifont Court and Doire Beag, are located close to the village centre.

**Table 8.1: Settlement Overview**

Settlement Overview - Collon	
<b>Position in Settlement Hierarchy</b>	<b>Village</b>
<b>2016 Population</b>	846
<b>2011 Population</b>	814
<b>Percentage Change 2011-2016</b>	10.1%
<b>Housing Stock 2016</b>	354
<b>Residential Units granted since 2015</b>	1 no. residential unit
<b>Education Facilities</b>	Collon National School
<b>Community Facilities</b>	Community hall, Garda station, GAA club, pitch and putt
<b>Architectural Conservation Area (ACA)</b>	Collon ACA
<b>Protected Structures</b>	21
<b>Zone of Archaeological Potential (ZAP)</b>	Yes
<b>Views and Prospects</b>	No
<b>Adjacent to European Site</b>	No
<b>Strategic Flood Risk Assessment</b>	Flood Zone A and B on land located along the River Mattock. Pluvial flooding elsewhere on lands within the development boundary. Manage flood risk and development in line with Policy Objectives as set out in Vol. 1 Chapter 10: Infrastructure and Public Utilities.

Settlement Overview - Collon	
<p><b>Water Services Infrastructure/Capacity</b></p>	<p>Collon is located within the Ardee, Collon and Drybridge Water Resource Zone, which had capacity, but when peak time and headrooms are taken into account, there is a deficiency. Options are being considered to resolve this issue.</p> <p>There was limited capacity in the Collon Waste Water Treatment Plant at the time of writing.</p>

## 8.2 Opportunities

- To continue to support development that respects the setting of Collon and strengthens the sense of place.
- To reduce the dominance of the heavily trafficked N2 by continuing to support investments in the public realm.
- Improve and enhance existing community facilities including the identification of a suitable site for a playground.

## 8.3 Settlement and Housing

Collon experienced considerable development pressure in the 1990's and the first half of the 2000's. In recent times, residential development has been limited. The land use strategy for Collon seeks to consolidate the existing village form through the development of infill and brownfield lands.

Lands to the west and south of the settlement are designated as Open Space encapsulating the mature trees and the River Mattock, which provide natural boundaries to the settlement. The Architectural Conservation Area (ACA) and Zone of Archaeological Potential (ZAP) incorporate the lands zoned village centre thereby highlighting Collon's historic tradition.

## 8.4 Economy and Employment

Collon is identified as a Level 4 retail centre in the County Retail Hierarchy. Commercial, retail, and retail service units are mainly located within the village centre and include; pubs, restaurants and cafes, pharmacies, butchers, fast food outlets, a service station and furniture shop.

Employment opportunities are mainly in the community, education, and retail/service sector, which include Mellifont Abbey, Collon National School, and the retail and hospitality outlets. Employment opportunities are also available in Collon Business Park.

The Job: Workforce ratio in Collon is 0.31. This low ratio is an indication of a weak employment base and that the settlement is dependent on outbound commuting for employment.

To facilitate the development of employment opportunities and potentially capitalise upon the skilled workforce commuting to various locations outside Collon, two sites have been identified for General Employment use to the west and south of the village.

The lands to the south of the village have been partially developed.

Given that Collon is an historic village set in a highly scenic landscape close to Mount Oriel, Brú na Bóinne and Mellifont Abbey, there are opportunities to promote its setting, which would encourage more visitors. This Plan shall continue to support tourism development by capitalising upon existing heritage assets through the promotion of the heritage trails.

## 8.5 Water Services Infrastructure

Collon is served by the following water services infrastructure:

**Water:** Collon is located within the Ardee, Collon and Drybridge Water Resource Zone, which had capacity, but when peaktime and headrooms are taken into account, there is a deficiency. Options are being considered to resolve this issue.

**Waste Water:** There was limited capacity in the Collon Waste Water Treatment Plant at the time of writing.

## 8.6 Movement

The location of Collon on a crossroads between the N2 and R168 makes the settlement well connected to towns and villages in the wider region.

The village is generally well served by public transport including the Drogheda to Ardee and Drogheda to Monaghan bus routes. Additional private bus services operate between the village and Dublin. The Louth Local Link service also provides a weekly service between Collon and Drogheda. The village would benefit from improved bus infrastructure including shelter and seating.

The high volume of traffic passing through the village, much of which includes HGVs, has resulted in conflict between vehicles and pedestrians.

Speed platforms, guardrails and traffic bollards have been installed on School Lane and the Drogheda Road, in addition to footpath improvements. To promote the social and economic well-being of the village, increased priority should be given to pedestrians and cyclists rather than to vehicles.

## 8.7 Natural and Built Heritage

Collon is located within a designated Area of High Scenic Quality (AHSQ). Within the village, there is a strong connection to the landscape. To the north, the rows of estate trees are dominant while to the south, uninterrupted views across the countryside are available. The streets are wide and open and within the village, the countryside is clearly visible. It is important that the village form is defined so that this settlement retains its individuality and that the rural views of the countryside from the village remain unimpeded.

A tributary to the Mattock River traverses the west of the village. The edges of this tributary and the Mattock River further south have significant mature planting. Adjoining lands are largely undeveloped and the provision of a 10m riparian strip either side of the riverbank will allow an opportunity to open up the river for an enhanced recreational role.

Small sections of land within the village boundary of Collon are located within the proposed Natural Heritage Area (pNHA) of New Mellifont Abbey Woods.

It is important to resist any development that would result in significant deterioration of habitats or a disturbance of species in the pNHA.

Small Towns and Villages  
Collon

The historical importance of the village is evident by the identification of an Architectural Conservation Area (ACA) and Zone of Archaeological Potential (ZAP) as demarcated on the accompanying Collon Settlement Map.

There are 21 Protected Structures within the boundary of the village as detailed in Table 8.2 below. Their locations are illustrated on the Collon Composite Map.

**Table 8.2: Protected Structures in Collon**

ID Number	Name
LHS 020-001	Round House c1820
LHS 020-002	Former Erasmus Smith School & Adjoining House c1870
LHS 020-003	Donegan's Public House c1850
LHS 020-004	3 interconnected houses on Market Square c1850
LHS 020-005	Clock Tower Building c1820
LHS 020-006	House c.1870
LHS 020-007	House c.1850
LHS 020-008	House c.1830
LHS 020-009	Collon House c.1740
LHS 020-010	Six Bay House c.1780
LHS 020-011	Church of Ireland 1813
LHS 020-012	Octagonal Water Pump 1822
LHS 020-013	The Bleach House c.1750 – 1830
LHS 020-014	Church of Mary Immaculate 1860 – 1877
LHS 020-015	Collon Parochial House 1896
LHS 020-016	House 1880
LHS 020-017	Green Lawns (House) c.1880
LHS 020-019	House c.1880
LHS 020-020	House c.1870
LHS 020-021	House c.1900
LHS 020-023	Chimney c.1860

## 8.8 Social Infrastructure

Collon provides for a wide range of services and community facilities including a supermarket and shops, restaurant and cafes, pubs, fast food outlets, pharmacy, petrol filling station, bookmaker, beauticians; in addition to a church, national school, community centre, post office, credit union, Garda station, and playing fields.

There is an old cemetery at the crossroads at the southern end of the village of Collon, which is still in use. The new cemetery is located west of the village boundary.

Collon Pitch and Putt Club is located immediately south of the village off the N2.

The village would benefit from a playground thereby increasing the variety of recreation facilities available for the local population.

## 8.9 Urban Design and Public Realm

The Town and Village Renewal Scheme is a funding mechanism designed to rejuvenate rural towns and villages throughout Ireland. Projects eligible under this scheme include environmental improvements and public realm projects, such as upgrades to civic spaces, and investment in street furniture, footpaths, and cycle ways.

This Plan will support any funding applications under this Scheme or similar schemes that would enhance the public realm, built environment, and environmental quality of Collon.

Collon is centrally located around the N2/R168 junction. An opportunity exists to reduce the dominance of the public road and improve pedestrian priority at this heavily trafficked junction. Two additional areas for public realm enhancement have been identified in the Settlement Plan. Streetscape enhancement in conjunction with greater pedestrian priority will improve road safety and provide for strengthened pedestrian connectivity.

## 8.10 Policy Objectives

The Policy Objectives set out below are in addition to those included in the Written Statement in Volume 1 of the County Development Plan.

To avoid repetition Policy Objectives have only been restated where they have particular relevance to the settlement. These should therefore be read in conjunction with the Policy Objectives and Development Standards and Guidance set out in Volume 1 of the County Development Plan.

### 8.10.1 Settlement and Housing

Policy Objective	
<b>COL 1</b>	To support the role of Collon by facilitating development that will contribute to the character and structure of the village and complement and enhance the quality of the village's attractive built and natural environment.

**Policy Objective**

<b>COL 2</b>	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the housing allocation for Collon is not exceeded.
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**Policy Objective**

<b>COL 3</b>	To support and encourage residential development on under-utilised and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.
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**8.10.2 Economy and Employment**

**Policy Objective**

<b>COL 4</b>	To ensure that the village centre is the priority location for new commercial, retail and mixed use developments thereby creating opportunities to live, work and shop within the village and reduce the need to travel by private car.
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**Policy Objective**

<b>COL 5</b>	To encourage the return of vacant buildings in the village centre to uses which complement the existing scale and character of the settlement.
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**Policy Objective**

<b>COL 6</b>	To promote and facilitate the provision of a range of employment opportunities on lands zoned for General Employment.
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**Policy Objective**

<b>COL 7</b>	To support and promote sustainable tourism development in Collon.
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**Policy Objective**

<b>COL 8</b>	To support and promote the provision of heritage trails.
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**8.10.3 Infrastructure**

**Policy Objective**

<b>COL 9</b>	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of Collon within the Plan period.
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**Policy Objective**

<b>COL 10</b>	To support existing public, community and sporting facilities and the provision of any additional facilities.
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**Policy Objective**

<b>COL 11</b>	To support the progression and delivery of social and community projects including the identification of a suitable site for a play park, subject to availability of funding.
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**Policy Objective**

<b>COL 12</b>	To avoid land uses or development identified as 'highly vulnerable development' in Table 3.1 of <i>'The Planning System and Flood Risk Management Guidelines (2009)'</i> on lands at risk of flooding and where development in floodplains cannot be avoided, take a sequential approach to flood risk management based on avoidance, reduction and adaptation to the risk.
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**8.10.4 Movement**

**Policy Objective**

<b>COL 13</b>	To investigate the feasibility of the development of walkways and cycleways at appropriate locations throughout Collon including adjacent to the River Mattock.
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**Policy Objective**

<b>COL 14</b>	To protect the integrity and scenic quality of existing and future walking and cycling routes and their setting.
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**Policy Objective**

<b>COL 15</b>	To ensure that no development including clearing or storage of materials takes place within a minimum distance of 10m measured from each bank of any river, stream or watercourse.
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**Policy Objective**

<b>COL 16</b>	To promote and facilitate the upgrade and development of footpaths, as well as traffic calming measures which increase pedestrian priority and improve road safety.
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**Policy Objective**

<b>COL 17</b>	To facilitate with service providers the provision of additional bus infrastructure within the village.
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**8.10.5 Built and Natural Heritage**

**Policy Objective**

<b>COL 18</b>	To protect and enhance the unique characteristics and setting of Collon including its Area of High Scenic Quality, Zone of Archaeological Potential, archaeological features, Architectural Conservation Area and built and natural heritage elements.
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**Policy Objective**

<b>COL 19</b>	To promote the preservation of significant trees and hedgerows including those identified on the Composite Map and to manage these trees in line with arboricultural best practice.
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### 8.10.6 Urban Design and Public Realm

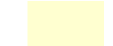





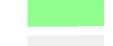
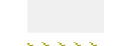
Policy Objective	
<b>COL 20</b>	To promote and support the utilisation of available funding and the implementation of any projects or schemes for which funding has been received that would improve and revitalise Collon.

Policy Objective	
<b>COL 21</b>	To preserve the character of the village and its setting by requiring the design, scale and configuration of any proposed development to have regard to the history, heritage and architectural importance of the village.




Policy Objective	
<b>COL 22</b>	To seek to enhance the streets and spaces within Collon through public realm improvements.

**LEGEND**

**Land Use Category**

-  A1 Existing Residential
-  A2 New Residential Phase 1
-  B1 Town or Village Centre
-  E1 General Employment
-  G1 Community Facilities
-  H1 Open Space
-  J2 Public Infrastructure and Utilities
-  L1 Strategic Reserve

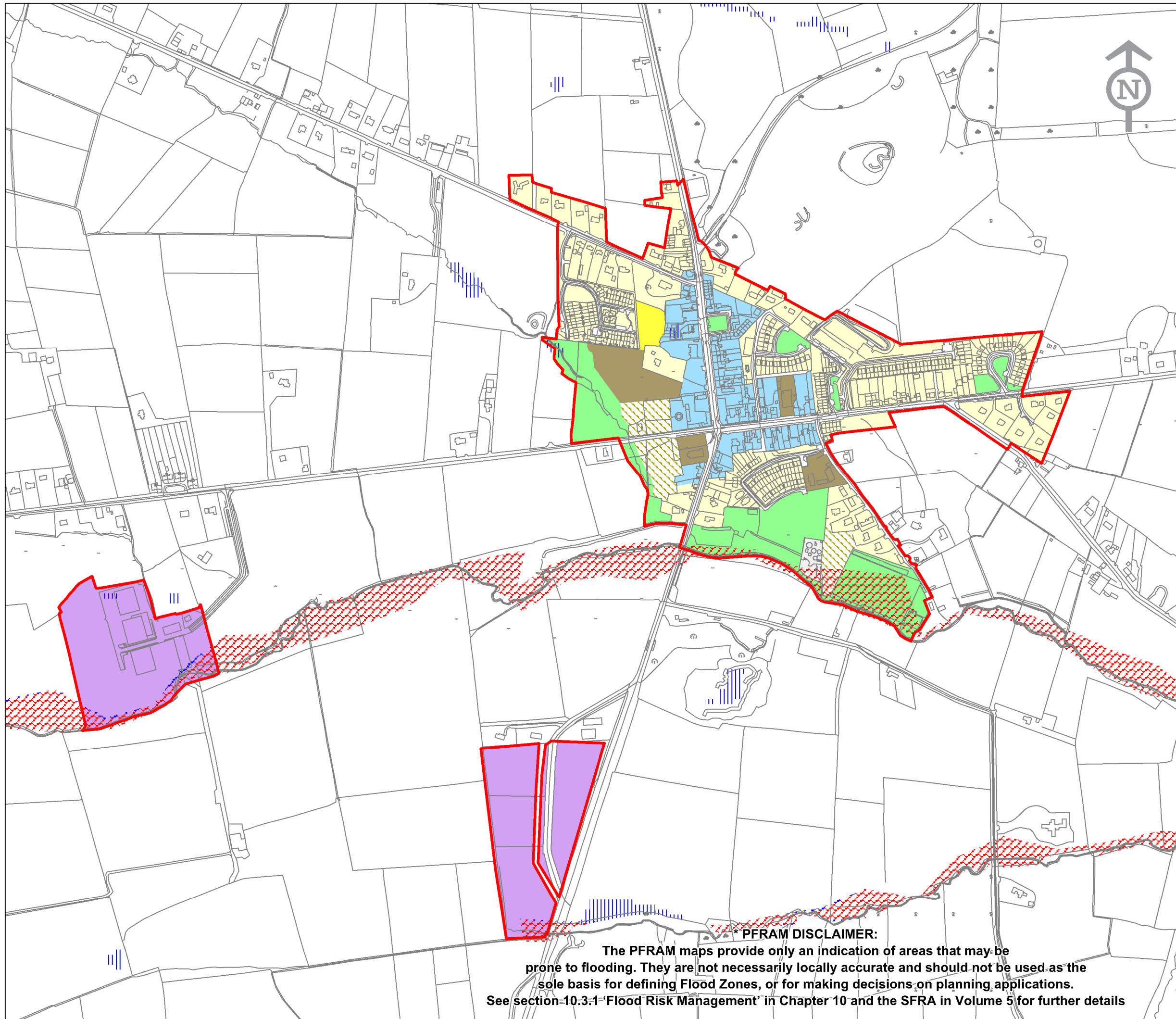
**OPW PFRAM Study**  
**\*See Disclaimer\***

-  Flood Zone A
-  Flood Zone B
-  Pluvial Flooding

**Settlement Boundary**











**Osi Vector Mapping**



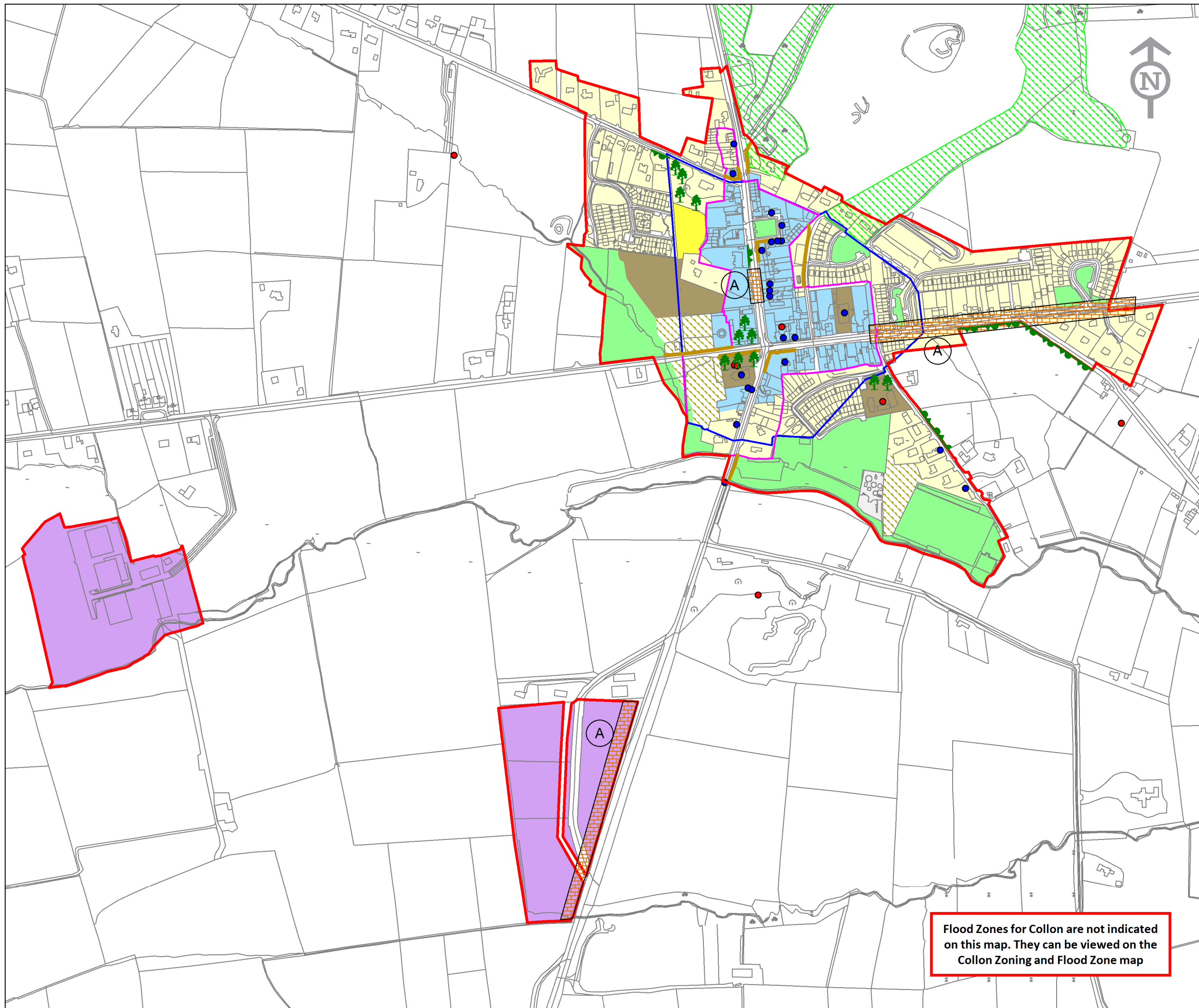
**PFRAM DISCLAIMER:**  
The PFRAM maps provide only an indication of areas that may be prone to flooding. They are not necessarily locally accurate and should not be used as the sole basis for defining Flood Zones, or for making decisions on planning applications.  
See section 10.3.1 'Flood Risk Management' in Chapter 10 and the SFRA in Volume 5 for further details

**LEGEND**

**Land Use Category**

-  A1 Existing Residential
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-  B1 Town or Village Centre
-  E1 General Employment
-  G1 Community Facilities
-  H1 Open Space
-  J2 Public Infrastructure & Utilities
-  L1 Strategic Reserve

-  Settlement Boundary
-  Proposed Natural Heritage Area (NPWS)
-  Zone Of Archaeological Potential
-  Architectural Conservation Area
-  Potential for Green Infrastructure Enhancement (see Appendix 8)
-  See Table 7 in Appendix 8 Green Infrastructure Strategy
-  Significant Trees & Hedgerows
-  Stone Walls & Louth Banks
-  Sites & Monuments (NMS)
-  Record of Protected Structures
-  Osi Vector Mapping



Flood Zones for Collon are not indicated on this map. They can be viewed on the Collon Zoning and Flood Zone map